



FOR SALE **OR LEASE**

OFFICE / FLEX SPACE *Chad Business Park*



2920 CHAD DRIVE

EUGENE, OREGON

- **Attractive Office & Flex Space - Building Size: 10,342 SF - Dividable**
- **6,772 SF Office with reception /display area, 7 private offices, conference room, two ADA restrooms, lunchroom, 5 HVAC units for zoned heating & cooling, security system**
- **1,974 SF +/- Warehouse with 12' x 10' overhang door at grade level plus 1,596 SF +/- flex space - Possible to convert this space to office use**
Zoning: I-1 SR - Land area: 43,560 sf - 44 Onsite Parking Spaces
- **Rent: \$9,750.00 / month NNN (\$0.95/sf NNN) (NNN: \$0.19/sf+/-)**
- 5 year lease with 3% annual increases
- **Sale Price: \$1,533,000**

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View of Sign from Beltline Freeway

Conference Room

This information has been secured from sources deemed to be reliable. However, no warranty is made by Owner or owner's agent as to the accuracy thereof and is subject to changes, errors, and omissions.

*** Disclosure: Listing broker is part owner of the property**

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Meeting / Training Room



Flex Space



Reception

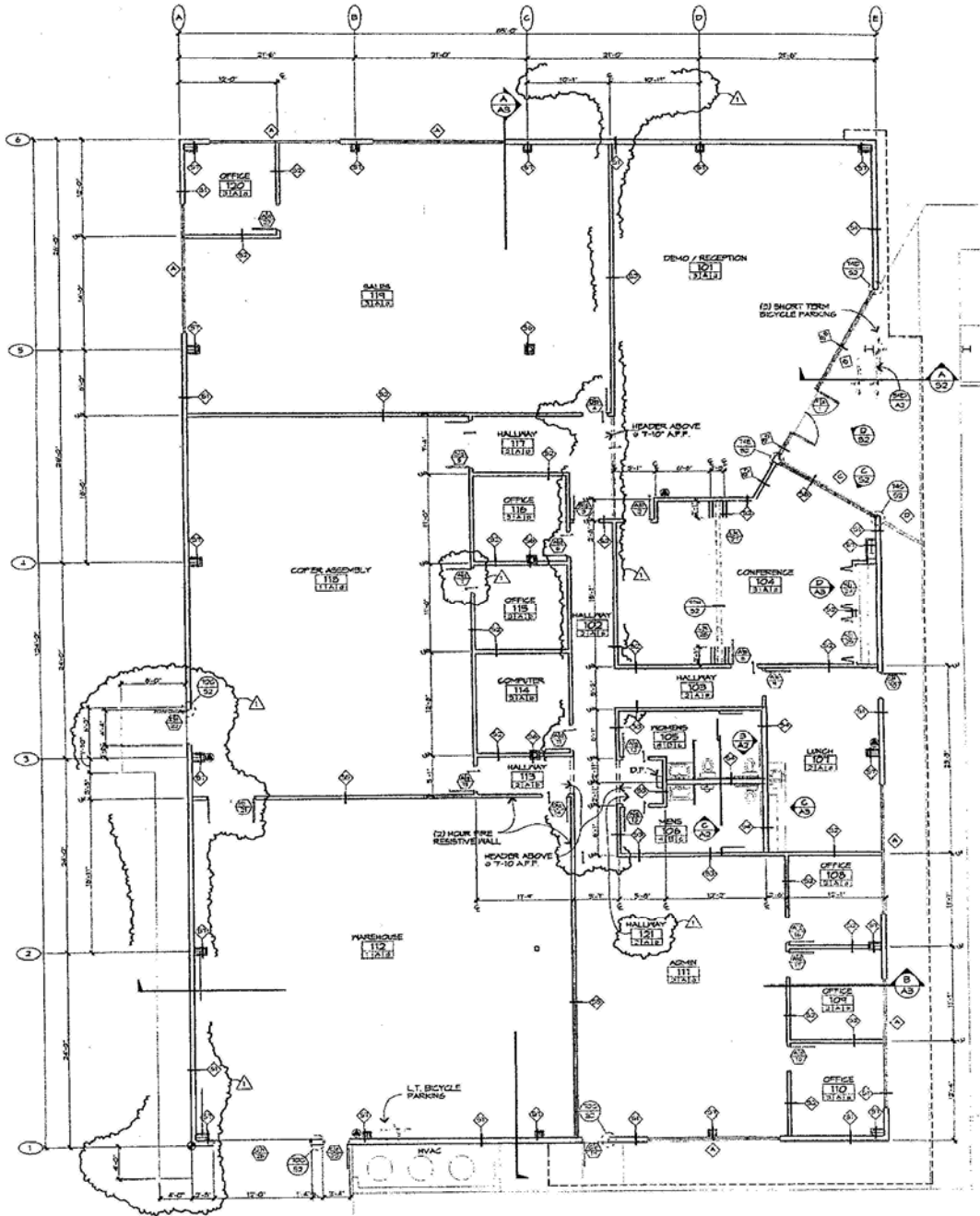


Warehouse

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FLOOR PLAN



Entry Drive to Property



Staff Lounge



12' x 10' Overhead Door